

BOARD BILL NO. 184 INTRODUCED BY ALDERMAN STEPHEN CONWAY

1 An Ordinance recommended by the Planning Commission on September 11,
2 2013, to change the zoning of property as indicated on the District Map, from “D”
3 Multiple-Family Dwelling District and “H” Area Commercial District to the “H” Area
4 Commercial District only, in City Block 1463 (3150-56 S. Grand & 3515 Juniata), so as
5 to include the described parcels of land in City Block 1463; and containing an emergency
6 clause.

7 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

8 **SECTION ONE.** The zoning designation of certain real property located in City
9 Block 1463 is hereby changed to the “H” Area Commercial District, real property being
10 particularly described and shown in Exhibit A as follows:

11 **PROPERTY DECRPTION: LOT 1**

12 A TRACT OF LAND BEING ALL OF ADJUSTED LOTS 1, 2, 3, 4, 5 AND
13 PART OF LOT B OF RESUBDIVISION OF SOUTH GRAND CENTER IN BLOCK
14 1463 AS RECORDED IN PLAT BOOK 06152007, PAGE 0186 OF THE ST.
15 LOUIS CITY, MISSOURI RECORDS AND BEING MORE PATICULARLY
16 DESCRIBED AS FOLLOWS:

17 BEGINNING ON THE SOUTHWEST CORNER OF ABOVE SAID CITY
18 BLOCK, SAID POINT ALSO BEING THE INTERSECTION OF THE
19 NORTHERLY RIGHT OF WAY LINE OF JUNIATA STREET, (60 FEET WIDE)
20 WITH THE EASTERLY LINE OF GRAND AVENUE, (80 FEET WIDE); THENCE
21 ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 02 DEGREES 18
22 MINUTES 15 SECONDS WEST, A DISTANCE OF 141.21 FEET TO A POINT;

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1 THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE NORTH 90
2 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.13 FEET
3 TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS
4 OF 16.82 FEET, AN ARC LENGTH OF 53.33 FEET, A CHORD WHICH BEARS
5 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A CHORD
6 DISTANCE OF 33.64 FEET TO A POINT; THENCE NORTH 90 DEGREES 00
7 MINUTES 00 SECONDS EAST, A DISTANCE 48.77 FEET TO A POINT;
8 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A
9 DISTANCE OF 61.10 FEET TO A POINT; THENCE NORTH 90 DEGREES 00
10 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.00 FEET TO A POINT;
11 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A
12 DISTANCE OF 80.00 FEET TO A POINT; THENCE ALONG THE NORTH LINE
13 OF ADJUSTED LOT 4 AND 5 NORTH 90 DEGREES 00 MINUTES 00
14 SECONDS EAST, A DISTANCE OF 155.65 FEET TO A POINT; THENCE
15 LEAVING SAID NORTH LINE SOUTH 00 DEGREES 06 MINUTES 40
16 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE
17 NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED JUNIATA
18 STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 90
19 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 417.24 FEET
20 TO THE POINT OF BEGINNING AND CONTAINING 48,341.95 SQUARE FEET
21 OR 1,109 ACRES MORE OR LESS.

22 **PROPERTY DECIPTION: OUTLOT 1**

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1 A TRACT OF LAND BEING ALL OF ADJUSTED LOT 5 OF
2 RESUBDIVISION OF SOUTH GRAND CENTER IN BLOCK 1463 AS
3 RECORDED IN PLAT BOOK 06152007, PAGE 0186 OF THE ST. LOUIS CITY,
4 MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS
5 FOLLOWS:

6 COMMENCING AT THE SOUTHWEST CORNER OF ABOVE SAID CITY
7 BLOCK, SAID POINT ALSO BEING THE INTERSECTION OF THE
8 NORTHERLY RIGHT OF WAY LINE OF JUNIATA STREET, (60 FEET WIDE)
9 WITH THE EASTERLY LINE OF GRAND AVENUE, (80 FEET WIDE); THENCE
10 ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID JUNIATA STREET
11 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF
12 417.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED
13 TRACT OF LAND; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY
14 LINE, THROUGH THE ABOVE MENTIONED ADJUSTED LOT 5 NORTH 00
15 DEGREES 06 MINUTES 46 SECONDS EAST, A DISTANCE OF 140.00 FEET
16 TO A POINT ON THE SOUTH LINE OF ADJUSTED LOT 6 OF SAID
17 RESUBDIVISION OF SOUTH GRAND CENTER; THENCE ALONG SAID
18 SOUTH LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A
19 DISTANCE OF 19.97 FEET THE INTERSECTION OF THE NORTHEAST
20 CORNER OF SAID ADJUSTED LOT 5 AND THE SOUTH LINE OF SAID
21 ADJUSTED LOT 6; THENCE LEAVIBG SAID SOUTH LINE ALONG THE EAST
22 LINE OSF SAID ADJUSTED LOT 5 SOUTH 00 DEGREES 00 MINUTES 00
23 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE

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1 SOUTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF
2 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF
3 THE AFOREMENTIONED JUNIATA STREET; THENCE ALONG SAID
4 NORTHERLY RIGHT OF WAY LINE SOUTH 90 DEGEES 00 MINUTES 00
5 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF
6 BEGINNING AND CONTAINING 2,800 SQUARE FEET OR 0.064 ACRES
7 MORE OR LESS

8 **SECTION 2.** This ordinance being necessary for the preservation of the health,
9 safety and welfare shall take effect and be in full force immediately upon approval by the
10 Mayor of the City of St. Louis.

EXHIBIT A DISTRICT MAP



Current Zoning District

- | | | | |
|--|-------------------------------------|--|-------------------------------|
| | A Single-Family Dwelling District | | G Local Commercial District |
| | B Two-Family Dwelling District | | H Area Commercial District |
| | C Multiple-Family Dwelling District | | I Central Business District |
| | D Multiple-Family Dwelling District | | J Industrial District |
| | E Multiple-Family Dwelling District | | K Unrestricted District |
| | F Neighborhood Commercial District | | L Jefferson Memorial District |

Rezoning Area

Rezoning from
HD & D to H

PDA-088-13-REZ



CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANCIS G. SLAY, Mayor